



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Andrew Gonzales, Associate Planner *AD*
DATE: May 8, 2012

SUBJECT: CONDITIONAL USE PERMIT NO. 12-01 (CROSSROADS ANIMAL EMERGENCY)

APPLICANT: Dr. Bryan Buescher, 27636 Ynez Road, L7-187, Temecula, CA 92806

PROPERTY

OWNER: Edward Vanags, 1510 N. State College Boulevard, Anaheim, CA 92806

LOCATION: 18364 Beach Boulevard, 92646 (north of Elis Avenue, eastside of Beach Boulevard)

STATEMENT OF ISSUE:

- ♦ Conditional Use Permit No. 12-01 request:
 - Establish and operate an approximately 5,100 sq. ft. after hour emergency pet clinic within an existing multitenant commercial shopping center.
 - Operation of facility between 6:00 P.M. and 8:00 A.M., Monday through Friday, and 24-hours on weekends and major holidays.
- ♦ Staff's Recommendation:

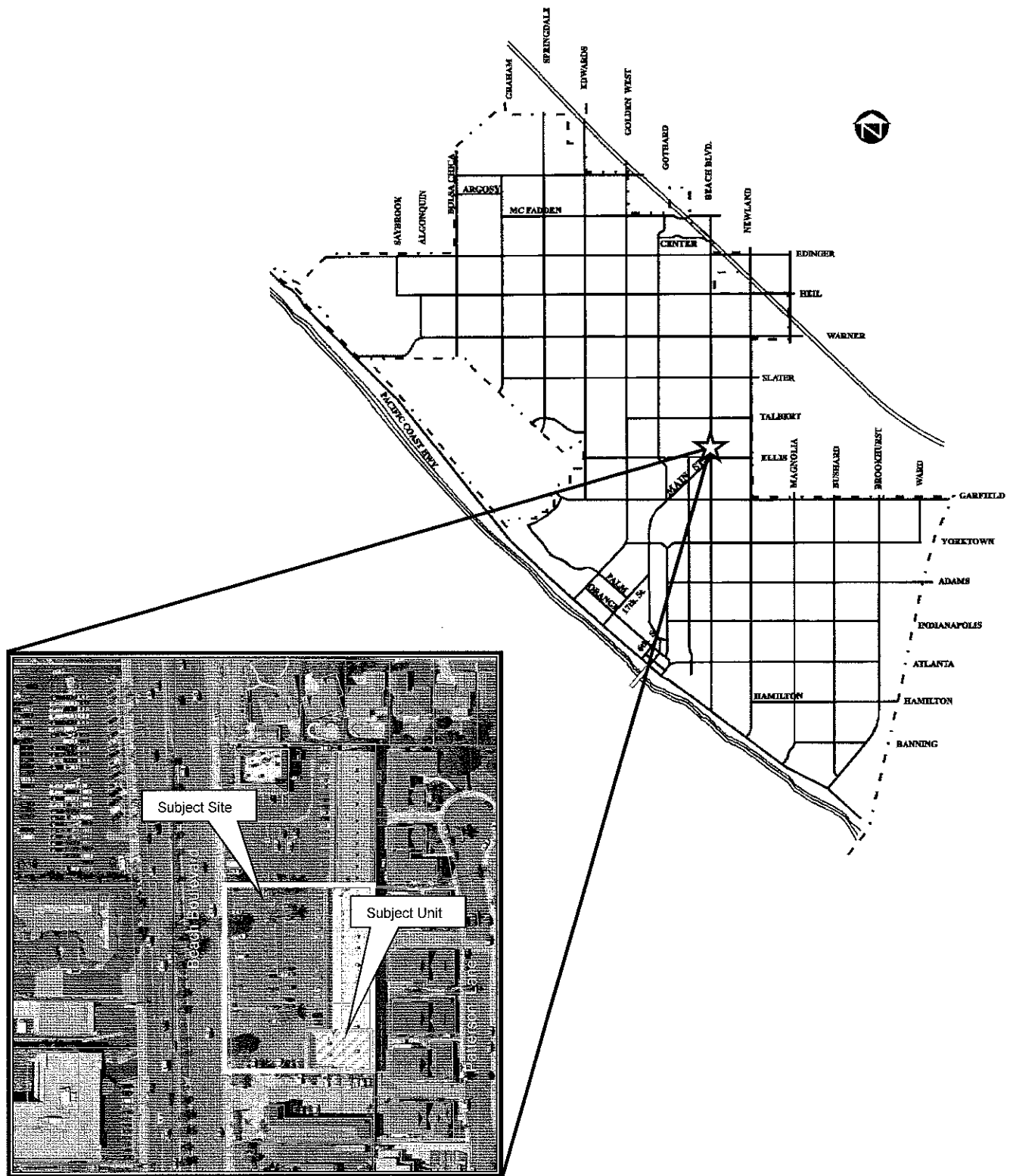
Approve Conditional Use Permit No. 12-01 based upon the following:

 - The proposed use is in compliance with the General Plan designation of M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay).
 - The project complies with minimum development standards including onsite parking.
 - The project will not result in significant impacts to the site and surrounding area.

RECOMMENDATION:

Motion to:

A. "Approve Conditional Use Permit No. 12-01 with findings and suggested conditions of approval (Attachment No. 1)."



VICINITY MAP
CONDITIONAL USE PERMIT NO. 12-01
(CROSSROADS ANIMAL EMERGENCY – 18364 BEACH BOULEVARD)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. "Deny Conditional Use Permit No. 12-01 with findings for denial."
- B. "Continue Conditional Use Permit No. 12-01 and direct staff accordingly."

PROJECT PROPOSAL:

Conditional Use Permit No. 12-01 represents a request for the following:

- A. To permit the establishment and operation of an approximately 5,100 sq. ft. after hour emergency pet clinic within an existing multitenant commercial shopping center pursuant to Section 2.2.1, Use Types, Office, Medical Services, Indoor Veterinary Clinics, within the Town Center Neighborhood Segment of the Beach and Edinger Corridors Specific Plan (SP14).

The project site is located north of Ellis Avenue, on the eastside of Beach Boulevard on an approximately 1.2 acre site. The site is improved with a multitenant commercial building totaling approximately 18,400 sq. ft and containing nine commercial units. The units are comprised of retail, personal service, business service, and restaurant uses. The emergency pet clinic will be located within an approximately 5,100 sq. ft. vacant unit formerly occupied by a video store. The site is provided with 93 existing onsite parking spaces.

The interior layout of the unit will include an entrance lobby, offices, exam rooms, x-ray room, surgical room, treatment area, animal holding cages, and miscellaneous medical office areas. The treatment area will be located toward the rear of the unit. No exit doors or windows exist along the side or rear portion of the building which is situated at a zero side and rear property line. The end suite is adjacent to a motel parking lot (south) and an alley and nearby multi-family residential units (east).

The emergency pet clinic is proposing to operate as primarily an afterhour's clinic. The proposed hours of operation are as follows:

Day(s)	Proposed Hours
Monday – Friday	6:00 P.M. to 8:00 A.M.
Saturday	24-hours
Sunday	24-hours
Major Holidays	24-hours

The emergency pet clinic is proposing to provide emergency, critical care, surgery, and internal medicine services for pets. The facility will not provide pet grooming or intending to have overnight boarding. At the conclusion of any procedure, the animal is either released to their owner(s) or transferred to their regular veterinarian for continued care. The applicant has noted that the request to establish an after hour emergency pet clinic is to fill an existing void resulting from a lack of after hour emergency services for pets within the City.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay)	SP14 (Beach and Edinger Corridors Specific Plan – Town Center- Neighborhood Segment)	Multitenant Commercial Shopping Center
North, South, and West (across Beach Blvd.) of Subject Property	M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay)	SP14 (Beach and Edinger Corridors Specific Plan – Town Center- Neighborhood Segment)	Multitenant Commercial Shopping Center (North), Hotel (South), and Commercial Buildings (West)
East of Subject Property:	RMH-25(Residential Medium High Density – Max. 25 du/ac)	RMH (Residential Medium High Density)	Multi-family dwelling units

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay). The proposed project is consistent with this designation and the policies and objectives of the City's General Plan as follows:

A. Land Use Element

Policy LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City and capitalize on Huntington Beach's recreation resources.

Policy LU 10.1.6: Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.

B. Economic Development Element

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

C. Noise Element

Objective 1.4: Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or “noise-sensitive” uses.

The requested conditional use permit will accommodate existing development by allowing the establishment of an after hour emergency pet clinic. The proposed uses will market its services to local residents and residents in the surrounding region thereby expanding the service-based commercial opportunities in the City. It will be located in an existing shopping center, which includes service related uses consistent with the Land Use Density Schedules in the General Plan and is compatible with surrounding commercial development. In addition, sound attenuation measures are incorporated into the project design to ensure that the emergency pet clinic will not pose any impacts to nearby residential properties.

Zoning Compliance:

The project is located in the Town Center Neighborhood Segment of SP14 and complies with the requirements of that zone. Veterinary offices are permitted within the Town Center Neighborhood Segment of SP14 subject to the approval of a conditional use permit by the Planning Commission.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

The proposed project is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act, which states that minor alterations to existing or approved structures are exempt from further environmental review.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Planning and Building, Fire, and Public Works have reviewed the application and identified comments and applicable code requirements which have been provided to the applicant and are attached for information purposes only (See Attachment No. 4).

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on April 26, 2012, and notices were sent to property owners of record (*and tenants*) within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), tenants at the commercial center, applicant, and interested parties. As of May 1, 2012, no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

MANDATORY PROCESSING DATE(S):

April 12, 2012

June 11, 2012

Conditional Use Permit No. 12-01 was filed on January 5, 2012, and deemed complete on April 12, 2012. The application is scheduled for public hearing before the Planning Commission on May 8, 2012.

ANALYSIS:

The General Plan objectives and policies promote for the continuation of existing uses and diversity of retail and service commercial uses which are orientated to the needs of local residents. The proposed project will fulfill these objectives and policies by allowing an existing multitenant commercial center to provide a variety of onsite commercial uses which will provide additional and accessible services for residents within the surrounding area. A greater variety of commercial uses will assist in facilitating greater patronage and stimulate further economic investment in the surrounding area.

The project will be compatible with the surrounding area because the use is proposed within an established commercial district containing complementary and related commercial uses. The project is located 20 ft. to 30 ft. from the nearest sensitive land use (i.e., residential to the east of the site). The project will be adequately buffered to such uses by the building's zero setback which has no rear access points and a 20 ft. wide alley and garages that separates the clinic from the nearby multi-family residential. The after hour emergency pet clinic is proposing to modify only the interior space of the existing unit.

An acoustical study was prepared by Colia Acoustical Consultants (See Attachment No. 5) for the proposed facility due to the possibility that the use may impact onsite and nearby (i.e., residential) uses. Potential noise impacts associated with the emergency pet clinic would primarily be generated by the animals within the clinic. The clinic proposes no general overnight boarding or dog runs.

The study evaluated the proposed interior layout and operational characteristics of the clinic. Within the emergency pet clinic there will be examination and treatment rooms and holding cages. All access to the clinic would be from the front of the unit (west) which faces the parking lot and Beach Boulevard and away from residential uses to the rear (east). The clinic expects to have a total of 16 animal holding cages which will be located along the rear of the unit. Based upon the building's existing materials, noise attenuation is provided by the unit's roof system, dry wall, and concrete block construction. Any potential noise factors are further reduced by the existing building's lack of openings (doors/windows) along the side and rear and the separation to nearby multi-family residential uses. With these factors, the study

concluded that any potential noise from the clinic will comply the City's maximum noise threshold of 50 dB. The potential noise level was measured at approximately 36.8 dB. However, the study recommended further improvements to attenuate noise and those have been made suggested conditions of approval. Therefore, the proposed use will not have any significant impacts onto adjacent multi-family residential properties or adjoining commercial uses.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – CUP No. 12-01
2. Project Narrative received and dated January 5, 2012
3. Site Plan received and dated March 16, 2012, and the floor plans received and dated March 1, 2012
4. Code Requirements Letter dated March 19, 2012 (for informational purposes only)
5. Colia Acoustical Consultants dated received March 16, 2012 (as amended and dated April 2, 2012)

SH:HF:AG:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 12-01

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of the operation and minor alteration of an existing commercial structure involving negligible or no expansion of use beyond that previously existing.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-01:

1. Conditional Use Permit No. 12-01 for the establishment and operation of an approximately 5,100 sq. ft. after hour emergency pet clinic within an existing multitenant commercial shopping center will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use will not generate traffic, demand for parking, or other impacts detrimental to surrounding properties and inconsistent with the subject property's zoning. The project site is separated from adjacent residential developments to the east by the existing building orientation and 20-foot alley, providing an adequate buffer from any potential impacts. In addition, incorporating required mitigation measures noted in the Colia Acoustical Study dated March 16, 2012, will be required as a condition of approval to minimize the potential noise impacts to surrounding developments.
2. The conditional use permit will be compatible with surrounding uses because the after hour emergency pet clinic will be located within an existing commercial center with other similar service related uses. The proposed use will be located in a fully enclosed suite buffered from nearby sensitive noise receptors to ensure no detrimental impact. In addition, the facility will be conditioned to incorporate sound attenuating measures into the design of the unit to ensure project compliance with the City's Noise Ordinance (Chapter 8.40 Noise Control).
3. The proposed conditional use permit will comply with the provisions of the Town Center Neighborhood Segment of the Beach and Edinger Corridors Specific Plan (SP14) and any specific condition required for the proposed use in the segment in which it would be located. The proposed use is permitted within the Town Center Neighborhood Segment, subject to conditional use permit approval, pursuant to Section 2.2.1 of SP14. The project is located within an existing shopping center and will comply with all minimum development standards, specifically minimum onsite parking.

A. Land Use Element

Policy LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City and capitalize on Huntington Beach's recreation resources.

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Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

C. Noise Element

Objective 1.4: Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

The requested conditional use permit will accommodate existing development by allowing the establishment of an after hour emergency pet clinic. The proposed uses will market its services to local residents and residents in the surrounding region thereby expanding the service-based commercial opportunities in the City. It will be located in an existing shopping center, which includes service related uses consistent with the Land Use Density Schedules in the General Plan and is compatible with surrounding commercial development. In addition, sound attenuation measures are incorporated into the project design to ensure that the emergency pet clinic will not pose any impacts of noise and operation hazards onto nearby residential properties.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 12-01:

1. The cover sheet and site plan received and dated March 16, 2012, and the floor plan received and dated March 1, 2012, shall be the conceptually approved design with the following modifications:
 - a. On Sheet A100, update the parking matrix with the correct unit square footages as reflected by City records. Furthermore, note that the total building size is 18,400 sq. ft, a minimum 67 parking spaces are required, and the site will have 26 surplus parking spaces.
 - b. On Sheet A101, update the noted square footage of each unit in accordance with Condition No. 1(a).
 - c. The required noise attenuating measures noted in the Colia Acoustical Study dated received March 16, 2012, shall be noted into the design of the unit. The required design measures shall be noted on the plans as follows:

- i. All entry doors shall be single acting and self-closing. The entire perimeter shall be fully weather-stripped.
 - ii. There shall be no gaps around the doors and frames more than 1/16-inch.
 - iii. The entry doors shall contain 1/4-inch glass or have a minimum Sound Transmission Class (STC) rating of 25.
 - iv. Any skylights above exam rooms, treatment areas, and hold areas should be double dome or have a STC rating of 30 or greater.
 - v. New rooftop HVAC units shall have 10 ft. of interior lined acoustical ducting into each clinic space.
 - vi. Ceiling tiles shall have a STC rating of 25 or greater, or if not rated have a full layer of R-13 in the plenum space. The Noise Reduction Coefficient (NRC) value of the ceiling tiles shall be 0.75 or greater to reduce reverberation in the clinic/office areas.
2. Prior to submittal for building permits, one set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Division.
3. Prior to issuance of Certificate of Occupancy, construction plans for sound attenuation of the unit or other similar method shall be approved by the Planning Division and finalized by the Building Division.
4. The use noted in the project narrative dated received January 5, 2012, shall comply with the following:
 - a. The hours of operation shall be limited between the following hours:
 - i. Monday – Friday: 6:00 PM and 8:00 AM
 - ii. Saturday – Sunday: 24-hours
 - iii. Major Holidays 24-hours

A change to the listed hours of operation may be permitted subject to a written request and approval by the Department of Planning and Building.
 - b. No general animal boarding or kenneling shall be permitted. The temporary boarding of injured animals may be permitted until released to the owner or attending veterinarian.
 - c. The staff of the veterinary hospital shall clean up after the animals if they are taken outside and all landscaping and hospital grounds shall be permanently maintained in a neat and clean manner.
5. The development services departments and divisions (Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of

approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

6. CUP No. 12-01 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.
7. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

Crossroads Animal Emergency—Huntington Beach (CAEHB)

We would like to fill a need within the Huntington Beach community which is for an after hours emergency clinic for pets. The hours of operation would be 6pm to 8am Monday through Friday and 24 hours on weekends and major holidays. We intend to occupy 5100 square feet of vacant commercial space on Beach Blvd. We currently operate a similar facility in Norwalk, CA which employs 34 people including 4 doctors of veterinary medicine. The practice in Norwalk has been established since 1983. We purchased it in 2008, and have doubled the staff and more than doubled the revenue in that time.

The focus of our practice is limited to the more severe cases including emergency, critical care, surgery, and internal medicine. When people are having an emergency with their pet it is imperative to be located in a facility with easy access and is easy to find. We feel that location is at 18364 Beach Blvd. This location is conducive to our plan to hire locally whenever possible.

We will need to make tenant improvements to the unit and have contracted with Scott Construction (a local firm) because of their experience in building veterinary facilities. Our construction plans include increased insulation to quiet the noise from the outside world in order to provide a more peaceful environment for healing of sick and injured pets. The extra sound deadening feature also prevents noise from escaping the unit. As a general rule, pets seeking care at our facility are usually very sick or injured and as a result are much more quiet than if they were healthy.

One question that sometimes arises with facilities of this nature is – what do you do for body disposal? We contract with a firm called Peaceful Paws who picks up weekly from our location. They provide refrigerated storage to hold the bodies until pick up—similar to what you might find at a morgue. Peaceful Paws provides a crematory service which operates in Lake Elsinore, and if the pet owners would like to have their pet's ashes returned, it is arranged through Peaceful Paws.

Our facility will not be engaged in the business of grooming pets or overnight boarding of pets. At the end of our shifts the patients are either released to go home or are transferred to their regular veterinarian for continued care, if necessary.

We feel very positive about the service we have to offer the community. No longer will pet owning residents have to go outside of the city to seek after hours care.

RECEIVED

JAN 05 2012

Dept. of Planning
& Building

ATTACHMENT NO. 2.0

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MAR 16 2012
Dept. of Planning
& Building

Tel: 714.261.6211

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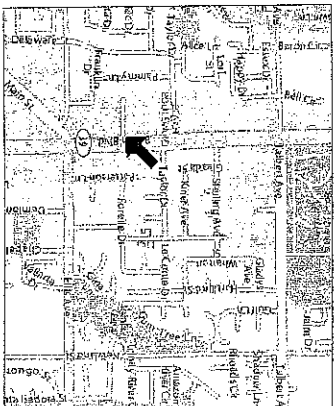
ATTACHMENT NO. 3.1

TRACT 5 TR 4.5SEC 36 T 5 R 11 PDR NW 1/4

OWNER:
EDUARD VANACS & MARIS VANAC
1510 N. STATE COLLEGE BLVD.
ANAHEIM, CA 92806
(714) 891-5570

APPLICANT:
BRYAN BUESCHER
27636 YNEZ RD. L7-187
TEMECULA, CA 92591
(951) 698-9936

A100	PROJECT INFORMATION
A101	EXISTING PARKING LAYOUT
A1	PROPOSED FLOOR PLAN



VICINITY MAP



SUBJECT	CORE REGION	REQUIRED	PROVIDED
PARKING	20.10A	MIN. 150' x 50' x 750' ST MIN. 20' OF DRIVE OFF	13 SPACES
LANDSCAPING	23.10B	MIN. 20' OF DRIVE OFF MIN. 5' x 20' ST MIN. 4' x 22' ST	122' x 8,496 SF
SEWER/TOWN YARD	21.10C	MIN. DIMENSION = 30 FT	123 FT

HUNTINGTON BEACH RETAIL OFF STREET PARKING REQUIREMENTS (SP14)

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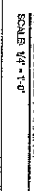
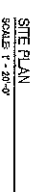
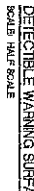
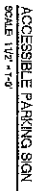
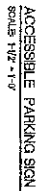
PAVING PROVIDED	3.2
NUMBER OF PAVING BLOCK LAY	0
TOTAL NUMBER OF PAVING SPACES PROVIDED	92
SP4 TOWN CENTER MEDIAN/DRIVE SECURITY REQUIRED PAVING	5.5
EXCESS PAVING	38.8

Q180:	1202.01	DATE:	03/03/12
SHEET NUMBER:		A100	

2025

Y T ARCHIBIO
1885 Chestnut Street, CAMDEN
781.764.6851

LIBRARY
JAN 25 2017
NO. 0-32344
DUE JUL 10 2017
CITY OF CAMDEN



LEGEND

C

COMPACT

PROPERTY LINE

LANDSCAPE

PARKING REGULATION:
STANDARD PARKING 75%
STANDARD PARKING 27%
TOTAL PARKING:
(4 ACCESSIBLE PARKING)

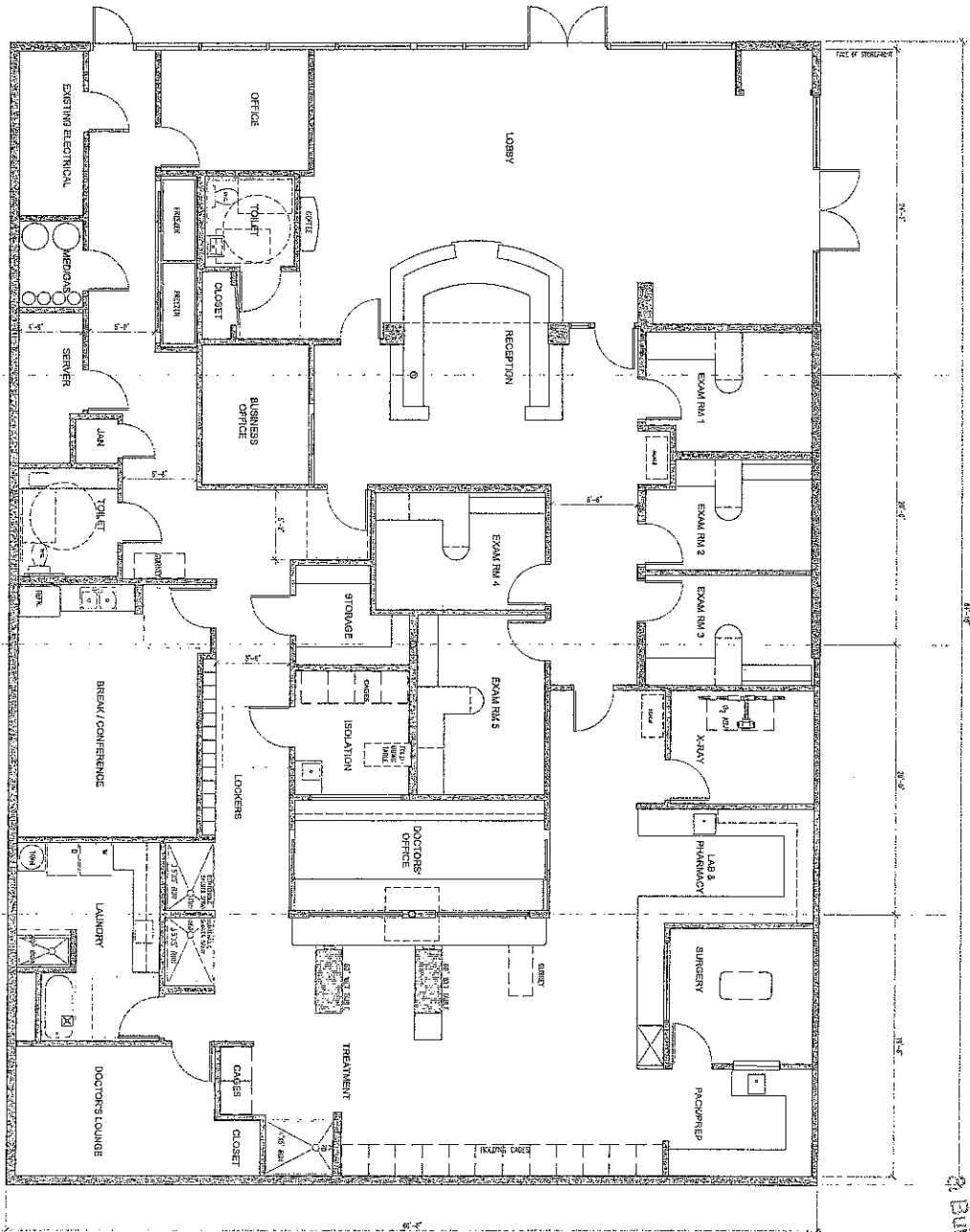
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62
93

<p> PROPOSED VETERINARY EMERGENCY CLINIC </p> <p> 1454 EASY BLVD. HUNTINGTON BEACH, CA 92648 </p>		<p> EXISTING PARKING LAYOUT </p>
<p> 728 S.F. TOTAL FLOOR AREA </p>	<p> DATE: 01/01/12 </p>	<p> DATE: 01/01/12 </p>
<p> A101 </p>	<p> DATE: 01/01/12 </p>	<p> DATE: 01/01/12 </p>

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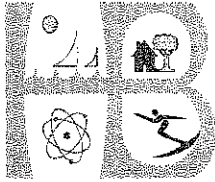
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Dept. of Planning
& Building



0 5 10 20
SCALE 1/4" = 1'-0"

FLOOR PLAN
SCALE 1/4" = 1'-0"



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

March 19, 2012

Bryan Buescher
27636 Ynez Road, L7-187
Temecula, CA 92591

**SUBJECT: CONDITIONAL USE PERMIT NO. 12-001 (CROSSROADS ANIMAL
EMERGENCY) – 18364 BEACH BOULEVARD
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Buescher,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at AGonzales@Surfcity-hb.org or (714) 374-1547 and/or the respective source department (contact person below).

Sincerely,

Andrew Gonzales
Associate Planner

Enclosures: Planning Division requirements dated March 14, 2012
Public Works Department requirements dated February 7, 2012
Building Division requirements dated January 30, 2012
Fire Department requirements dated January 26, 2012

Cc: Herb Fauland, Planning Manager
Jason Kelley, Senior Planner

ATTACHMENT NO. 4.1

Mark Carnahan, Building Division
Darin Maresh, Fire Department
Josh McDonald, Public Works Department
Edward Vanags, 1510 N. State College Boulevard, Anaheim, CA 92806
Project File



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 26, 2012

PROJECT NAME: CROSSROADS ANIMAL CLINIC

ENTITLEMENTS: PLANNING APPLICATION NO. 12-001

PROJECT LOCATION: 18364 BEACH BOULEVARD, HUNTINGTON BEACH, CA

PLANNER: ANDREW GONZALES, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG

PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ DMARESH@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT AND OPERATION OF AN APPROXIMATELY 5,100 SQ. FT. AFTERHOURS VETERINARY CLINIC WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER.

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Dept. of Planning
& Building

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 11, 2012. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department

Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

Special Systems

Medical Gas Plan. If fixed medical gas systems are utilized, plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Plan shall portray each type of gas, quantity in use, quantity stored on-site, container type and configuration of use or storage, valves, emergency shut-off(s) and locations, type of piping and facility layout, controls, and final use. Compressed gas systems shall be suitable for the use intended and shall be designed by persons competent in such design. System shall conform to HBFC Chapter 30 and NFPA 99. Fire Department Permit required for oxidizers (oxygen) over 504 cubic feet. . For Fire Department approval, reference a separate submittal of a medical gas plan in the building plan notes. (FD)

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. (FD)
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at www.surfcity-hb.org

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If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



**CITY OF HUNTINGTON BEACH
PLANNING & BUILDING DEPARTMENT
BUILDING DIVISION
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: JANUARY 30, 2012
PROJECT NAME: CROSSROADS ANIMAL CLINIC
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 12-001
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 12-001
PROJECT LOCATION: 18364 BEACH BOULEVARD, 92646 (NORTH OF ELLIS AVENUE, EASTSIDE OF BEACH BOULEVARD)
PROJECT PLANNER: ANDREW GONZALES, ASSOCIATE PLANNER
PLAN REVIEWER: KHOA DUONG, P.E.
TELEPHONE/E-MAIL: (714) 872-6123
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT AND OPERATION OF AN APPROXIMATELY 5,100 SQ. FT. AFTERHOURS VETERINARY CLINIC WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 5, 2011. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should the project be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010 California Electrical Code (CEC), 2010 California Energy Code, and The Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide compliance to disabled accessibility requirements of Chapter 11B of CBC.
 - a. Provide accessible path of travel from public sidewalk to the building entrance(s). The paths of travel must comply with CBC Section 1133B.

- b. Provide clear space in front of all doors per CBC Section 1133B.2.4.2.
 - c. All restrooms must be accessible to disabled persons. Provide details and notes show how they comply with CBC Section 1115B.
3. The number of required plumbing fixtures must comply with CPC Table 4-1. Separate restroom is required for each sex.
4. Please contact me or our office to review preliminary code analyses to examine any possible building code issue that may arise.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 2/6/12
PROJECT NAME: CROSSROADS ANIMAL CLINIC
ENTITLEMENTS: CUP 12-D1
PLNG APPLICATION NO: 2012-0001
DATE OF PLANS: 1/5/12
PROJECT LOCATION: 18364 BEACH BOULEVARD
PROJECT PLANNER: ANDREW GONZALES, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-374-1547 / AGONZALES@SURFCITY-HB.ORG
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT AND OPERATION OF AN APPROXIMATELY 5,100 SQ. FT. AFTERHOURS VETERINARY CLINIC WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER

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The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards

and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 254.04)

2. The existing irrigation water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service, any non-conforming water meter and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service, meter and backflow protection device may be installed per Water Division Standards. (ZSO 232)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

3. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)



**CITY OF HUNTINGTON BEACH
PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION**

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 14, 2012
PROJECT NAME: CROSSROADS ANIMAL CLINIC
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 12-001
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 12-001
DATE OF PLANS: JANUARY 5, 2012
PROJECT LOCATION: 18364 BEACH BOULEVARD, 92646 (NORTH OF ELLIS AVENUE
EASTSIDE OF BEACH BOULEVARD
PLAN REVIEWER: ANDREW GONZALES, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 375-1547/ AGONZALES@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT AND OPERATION OF AN
APPROXIMATELY 5,100 SQ. FT. VETERINARY CLINIC WITHIN AN
EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 12-001:

1. The site plan and floor plans approved by the Planning Commission shall be the conceptually approved design.
2. Prior to issuance of demolition permits, the applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. (AQMD Rule 1403)
3. Prior to issuance of building permits, the following shall be completed:

- a. The Beach and Edinger Corridors Specific Plan fee shall be paid. *(for new construction and remodels in the Beach and Edinger Corridors Specific Plan (SP-14) area)* **(Resolution No. 2010-80)**
- b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Planning Department Fee Schedule)**
4. The structure cannot be occupied, the final building permit(s) cannot be approved, and issuance of a Certificate of Occupancy until a Certificate of Occupancy must be approved by the Planning Division and issued by the Building Division. **(HBMC 17.04.036)**
5. The Development Services Departments (Planning and Building, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
6. Conditional Use Permit No. 12-001 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
7. Conditional Use Permit No. 12-001 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
8. The Planning Commission reserves the right to revoke Conditional Use Permit No. 12-001 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
9. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
12. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s)

shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**

COLIA ACOUSTICAL CONSULTANTS

177 Riverside, #F
Newport Beach, CA 92663
Certified Acoustical Consultants
Phone 714 960-7511
Fax 714 960-6775
Email: RColia@socal.rr.com.

R12-019

March 15, 2012

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MAR 16 2012

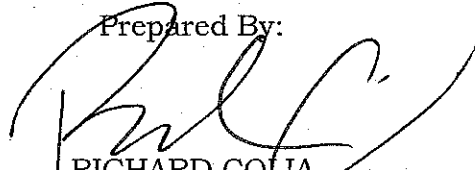
Dept. of Planning
& Building

**ACOUSTICAL ANALYSIS OF THE
CROSSROADS ANIMAL EMERGENCY PROJECT
AT 18364 BEACH BOULEVARD
IN THE CITY OF HUNTINGTON BEACH**

Prepared For:

DR. BRYAN BUESCHER
27636 Ynez Road, L7-187
Temecula, CA 92591

Prepared By:


RICHARD COLIA
Certified Acoustical Consultant

ATTACHMENT NO. 5.1

ACOUSTICAL ANALYSIS OF THE
CROSSROADS ANIMAL EMERGENCY PROJECT
AT 18364 BEACH BOULEVARD
IN THE CITY OF HUNTINGTON BEACH

INTRODUCTION

An acoustical analysis has been performed on the new animal clinic tenant in the existing commercial building at 18364 in Huntington Beach. The project site is located on the east side of Beach Boulevard between Ellis Avenue and Talbert Avenue. The project is located in an existing shopping center on the south end. This study was performed on the site and building plans because of the potential noise impact from current vehicular traffic on Beach Boulevard, and various activities in the existing parking lot and shopping center. There are no significant railroad or aircraft noise impacts in the area. A worst-case roadway Community Noise Equivalent Level (CNEL) of 62.9 dB has been determined for the site based on on-site noise measurements from traffic sources. The potential noise impact from the proposed emergency animal clinic will be from animal noises from the inside the clinic escaping outward to the sensitive areas to the south and east.

The potential noise impacts from this specific project will likely come from animal sounds and activities within the animal clinic. The calculated noise impact to the closest neighbor **to the south and east** is **36.8 dB**. The City of Huntington Beach noise criteria are 55 decibels (dBA, on the A-weighted scale) or less in daytime hours (7:00 AM to 10:00 PM and 50 dBA in nighttime hours (10:00 PM to 7:00 AM) at any point on the common property lines to the south and east.

The purpose of this report is to evaluate the exterior noise levels generated by the potential noise sources on the project site and present mitigation measures, where necessary, to reduce the noise impacts to acceptable levels.

ANALYSIS

Roadway Exterior Noise Impact

Figure 1 shows the location of the project area and the relationship to the adjacent roadways. The current noise impact to the project site was determined by on-site noise measurements. The current noise measurements were made on March 9, 2012. A short term noise sample was taken on the inside of the vacant space (Site 1) and outside at the curb (Site 2) as shown in Figure 2.

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Measurements were made at a microphone height of 5 feet above existing grade. The measurement microphone of a Bruel & Kjaer 2230 Precision Integrating Sound Level Meter (SLM) was used in the analysis.

The SLM can provide continuous Equivalent Sound Level (Leq) measurements which are read directly from the display on the meter. At the end of the 10 minute measurement period an Leq was taken directly from the meter for the representative sample period. Table 1 shows the results of the measurements.

TABLE 1

Measurement Results, March 9, 2012

<i>Site</i>	<i>Measurement Hour</i>	<i>Measured Leq, dBA</i>	<i>Calculated CNEL, dBA</i>	<i>Microphone Ht., ft.</i>
1	9:40 AM	43.0	45.3	5
2	9:50 AM	60.6	62.9	5

The measured noise values were taken during busy daytime traffic periods. The CNEL calculations are shown in Tables 2 and 3. The principal source of the noise was derived traffic flows on Beach Boulevard. The resulting ambient noise levels are shown to range from 43 to 60.6 dBA.

PROJECT GENERATED NOISE

The proposed site of the emergency animal clinic in an existing shopping center on the east side of Beach Boulevard. The front entrance doors face west toward Beach Boulevard. There is also a side entry into the proposed lobby on the north side. The City has specified there are sensitive areas to the south and east.

The potential noise impact from the project is expected to come from the sounds and barking from dogs to be treated at the new project location in Huntington Beach. Within the new location there will be areas designated for examination, treatment and holding cages. There will be no boarding or dog runs at this location.

In general terms people will call or walk in with an animal emergency. Typical patients include 90% dogs and 10% cats. Ninety-nine percent of the animal patients will be sick or hurt so that they will be very low key or very passive.

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The animals will be taken to the back exam tables to assess their need for care. It is expected there will be 16 holding cages at the back wall (rear) of the clinic for waiting, feeding and recovery. The front of the metal cages will be partial Plexiglas which will reduce any animal sound from the cages. There will be 16 cages in the rear of the clinic. Typically there are 8-10 animals in the clinic at any one time. The vets may treat 1 to 2 animals per hour.

Although the animals that come to clinic are subdued because they are hurt or sick, the worst-case condition was evaluated in this study.

This office has studied the activities of other animal hospital/clinic and their animal noises. The composite results of the other studies are described as the worst-case condition below.

Worst-Case Condition: Dogs in a large animal hospital, shelter or boarding facility tend to bark when someone enters the ward or cage area, and at feeding time. When one or two dogs start to bark others tend to join in. The dog barks are sounds which could be considered as noise. Noise measurements were made of 2 large dogs barking in an enclosed reverberant space to determine their maximum noise levels at an existing facility.

Measurements of the two dogs barking were made with a B & K Integrating SLM. Because of the duration of the barking measurements were recorded as Equivalent sound level or Leq. The Leq is the energy average of the noise levels over the cycle period. The dog barks were measured at a distance of three (3) feet from the animals. The dogs were agitated into barking by this observer's presence near their cage. The results of the measurements are shown in Table 4 below.

TABLE 4

Measured Dog Barking At 3 Feet

<i>Dogs Barking</i>	<i>Measure Noise Level, Leq, dBA</i>
<i>2 Large Dogs</i>	<i>101.8 in reverberant space</i>

Project Evaluation

The number of dogs to be treated at any one time will be two as a worst-case for this project. The noise levels of the 2 dogs barking are shown in Table 4.

The worst-case combined sound level of 101.8 dBA Leq at 3 feet distance was projected to the closest sensitive property lines to the south and east. This noise level is such that it would be uncomfortable to very uncomfortable for the average listening person. This maximum noise level must pass through the exterior wall and/or ceiling/roof of the existing building to reach the outdoors. Usually glass, doors or other openings are the weak points for noise leakage. Exterior wall with concrete panels and interior drywall will provide at least 52 dB of noise reduction. Built-up roof and ceiling systems will provide about 45 dB of noise reduction. Thus, the reference worst-case dog barking of 101.8 dB will be reduced by at least 45 dB to achieve 56.8 dBA (101.8 dBA minus 45 equals 56.8 dBA).

The distance to the south and east property sides is 30 feet. Table 5 shows the projected noise levels to this distance.

TABLE 5

Combined Worst-Case Dog Noise Levels at Residential Areas
 $20 \text{ Log } 3'/30' + 56.8 \text{ dBA} = 36.8 \text{ dBA}$

<i>Area</i>	<i>Distance from Project</i>	<i>Projected Noise Levels</i>
South	30' exterior wall, entry	36.8 dBA
East	30' exterior wall, roof	36.8 dBA

Table 5 shows the unshielded noise levels as a worst-case condition will be 36.8 dBA to the areas at the south and to the east of the project.

In addition, the animals will be held in cages within the new project space towards the rear of the clinic. No dogs are to be housed outside, nor will there be any outside animal runs. The walls of the existing building are noted as 5.5 inch tilt-up concrete. The interior finished is noted to be ½ inch drywall furred from the existing wall. The roof will be typical solid built-up. Thus, the building shell for acoustical purposes will act as an enclosure. The unshielded noise levels in Table 5 were used to determine mitigation measures for this project.

MITIGATION MEASURES

Anticipated Intrusive Interior Noise Levels

The clinic areas bordering the exterior wall represent a "worst case" condition (as opposed to interior areas) because of the various amounts of window glazing which will comprise portions of these exterior walls. Window glazing does not have the sound reduction capabilities of typical commercial exterior wall material, such as tilt-up concrete, concrete block or wood stud and stucco, because of its lesser mass and thickness.

The overall noise reduction of the exterior envelope of the proposed building was assessed by the use of published octave-band sound transmission loss data for each discontinuity in the building shell (e.g., walls, roof, windows and doors, etc.) in conjunction with the respective areas of each discontinuity and the use of spectral data. The STC rating for 6" inch concrete panels is 60 (attachment). For the 5.5" panels in this project the adjusted STC will be 52.

The sound transmission loss (TL) values associated with the construction components used in the calculation of the composite exterior building shell attenuation are shown below.

BUILDING COMPONENT	TRANSMISSION LOSS
1/4 inch glass	28.9 dB
Exterior wall panels, 5.5"	52 dB
Built-up roof, 1/2" plywood-ceiling	45 dB
Entry doors, storefront glass	25 dB

RESULTS

The results of the calculations are listed in Table 5 for the "worst- case" areas adjoining the exterior walls. A review of the table shows the calculated inside-to-outside noise levels are within the criteria imposed by the City of Huntington Beach. The calculations take into account distance, relative elevations of the interior noise sources and residential receivers and angle of view. Thus, the proposed Crossroads Emergency Animal Clinic project, as designed with ¼ inch glass or STC rated 27 windows or greater on all building elevations in dog holding areas, can be expected to provide sufficient noise reduction to meet the City of Huntington Beach noise criteria without the need for any special noise mitigation.

Required Measures

All entry doors should be single acting and self-closing. The entire perimeter should be fully weather-stripped. It is noted they will security doors.

The gaps around the doors and frames should be no more than 1/16 inch. The entry doors should contain ¼" glass or have a minimum Sound Transmission Class (STC) rating of 25. Any skylights above exam rooms, treatment areas and holding areas should be double dome or have a STC rating of 30 or greater.

New rooftop HVAC units should have a 10 foot of interior lined acoustical ducting into each clinic space. Ceiling tiles should have a STC rating of 25 or greater, or if not rated had a full layer of R-13 in the plenum space. The NRC value of the ceiling tiles is suggested to be 0.75 or greater to reduce reverberation in the clinic/office areas.

The existing exterior walls are indicated in the building plans as being 5.5 inch concrete tilt-up or equivalent (See attachment). A STC value of 52 is expected for these walls.

The assumed maximum number of dogs will be 18-20.

The worst-case dog barking noise level within the enclosure of the building will be 36.8 at the south and east property lines. This value meets the City required standard of 50 dBA.

With the recommended described within this report the City of Huntington Beach noise standards will be met.

TABLE 2

A-Weighted Leq Noise Level Data Collected During A Representative
Sample Period On March 9, 2012, Together With Calculated Hourly
Leq Values And Resulting CNEL Value.

Site 1

One Hour Period	Hourly Leq Data, (dBA)	Hourly Leq Weighting Factor	Adjusted Hourly Leq
0700	45.9	0.0	45.9
0800	44.0	0.0	44.0
0900	43.0 MEAS	0.0	43.0
1000	42.9	0.0	42.9
1100	43.1	0.0	43.1
1200	43.2	0.0	43.2
1300	43.3	0.0	43.3
1400	43.5	0.0	43.5
1500	44.7	0.0	44.7
1600	46.1	0.0	46.1
1700	45.9	0.0	45.9
1800	44.2	0.0	44.2
1900	42.8	0.0	42.8
2000	41.7	0.0	41.7
2100	41.0	0.0	41.0
2200	40.0	10.0	50.0
2300	39.4	10.0	49.4
0000	37.8	10.0	47.8
0100	35.4	10.0	45.4
0200	35.4	10.0	45.4
0300	34.2	10.0	44.2
0400	32.4	10.0	42.4
0500	33.4	10.0	43.4
0600	37.2	10.0	47.2

24 Adjusted Leq Values/
24 =

45.3 CNEL

TABLE 3

A-Weighted Leq Noise Level Data Collected During A Representative
Sample Period On March 9, 2012, Together With Calculated Hourly
Leq Values And Resulting CNEL Value.

Site 2

One Hour Period	Hourly Leq Data, (dBA)	Hourly Leq Weighting Factor	Adjusted Hourly Leq
0700	63.5	0.0	63.5
0800	61.6	0.0	61.6
0900	60.6 MEAS	0.0	60.6
1000	60.5	0.0	60.5
1100	60.7	0.0	60.7
1200	60.8	0.0	60.8
1300	60.9	0.0	60.9
1400	61.1	0.0	61.1
1500	62.3	0.0	62.3
1600	63.7	0.0	63.7
1700	63.5	0.0	63.5
1800	61.8	0.0	61.8
1900	60.4	0.0	60.4
2000	59.3	0.0	59.3
2100	58.6	0.0	58.6
2200	57.6	10.0	67.6
2300	57.0	10.0	67.0
0000	55.4	10.0	65.4
0100	53.0	10.0	63.0
0200	53.0	10.0	63.0
0300	51.8	10.0	61.8
0400	50.0	10.0	60.0
0500	51.0	10.0	61.0
0600	54.8	10.0	64.8

24 Adjusted Leq Values/

24 =

62.9 CNEL

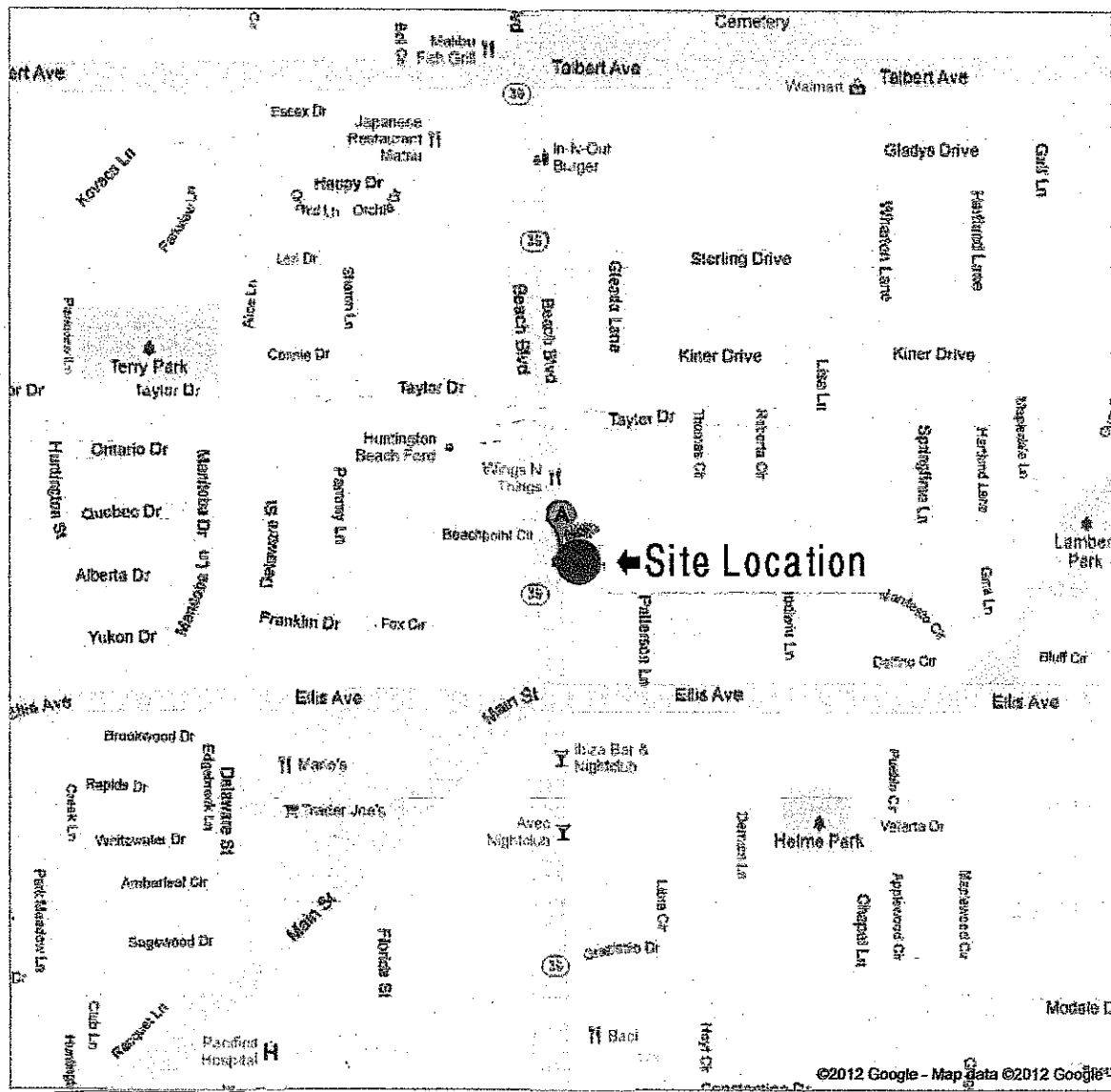


FIGURE 1: Site Location Map

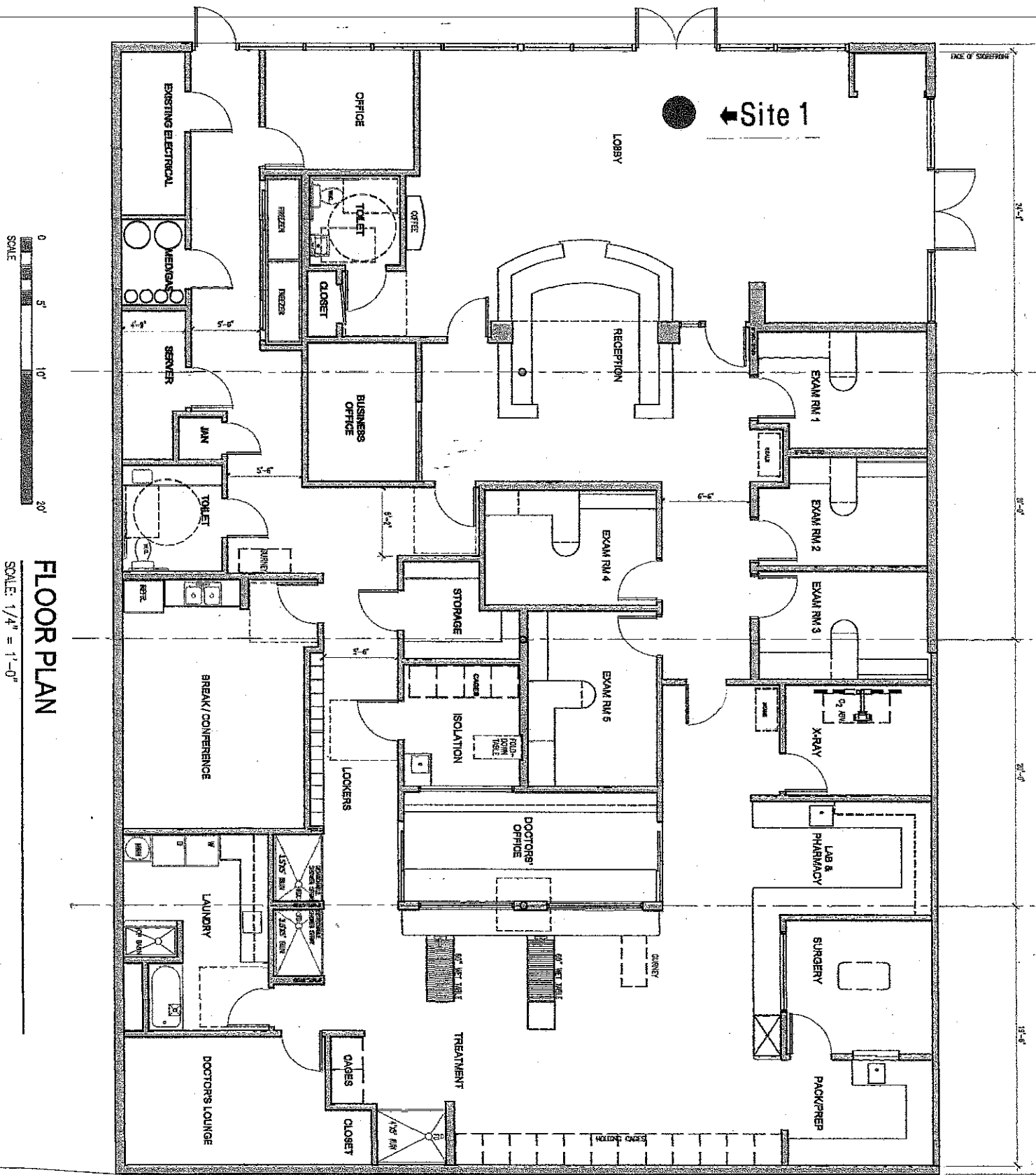


FIGURE 2: Site Measurement Locations

264'-0"

198'-8"

8 SPACES @ 9'-0" = 72'-0"

2 SPACES @ 9'-0" = 18'-0"

28'-0"

16'-0"

42'-0"

30'-0"

wheel
chair
P. 170

bus stop

chairs

Fast
5' x 5'
EXISTING RETAIL
STORE

263'-0"

CANOPY
ABOVE

11 SPACES @ 9'-0" = 99'-0"

9 SPACES @ 9'-0" = 81'-0"

19'-0"

18'-0"

21 SPACES @ 9'-0" = 189'-0"

23 SPACES @ 8'-0" = 184'-0"

3'-0"

264'-3"

BEACH BLVD

NO OBSTRUCTIONS TO EXISTING PLANTING
W/IN 10' OF CURB

6/24/11

18'-2"

2

7 SPACES @ 9'-0" = 63'-0"

6 SPACES @ 9'-0" = 54'-0"

9'-6"

54'-0"

TRASH

13'-0"

16'-6"

16'-6"

27'-0"

15'-0"

2'-6"


209'-7"

CBK

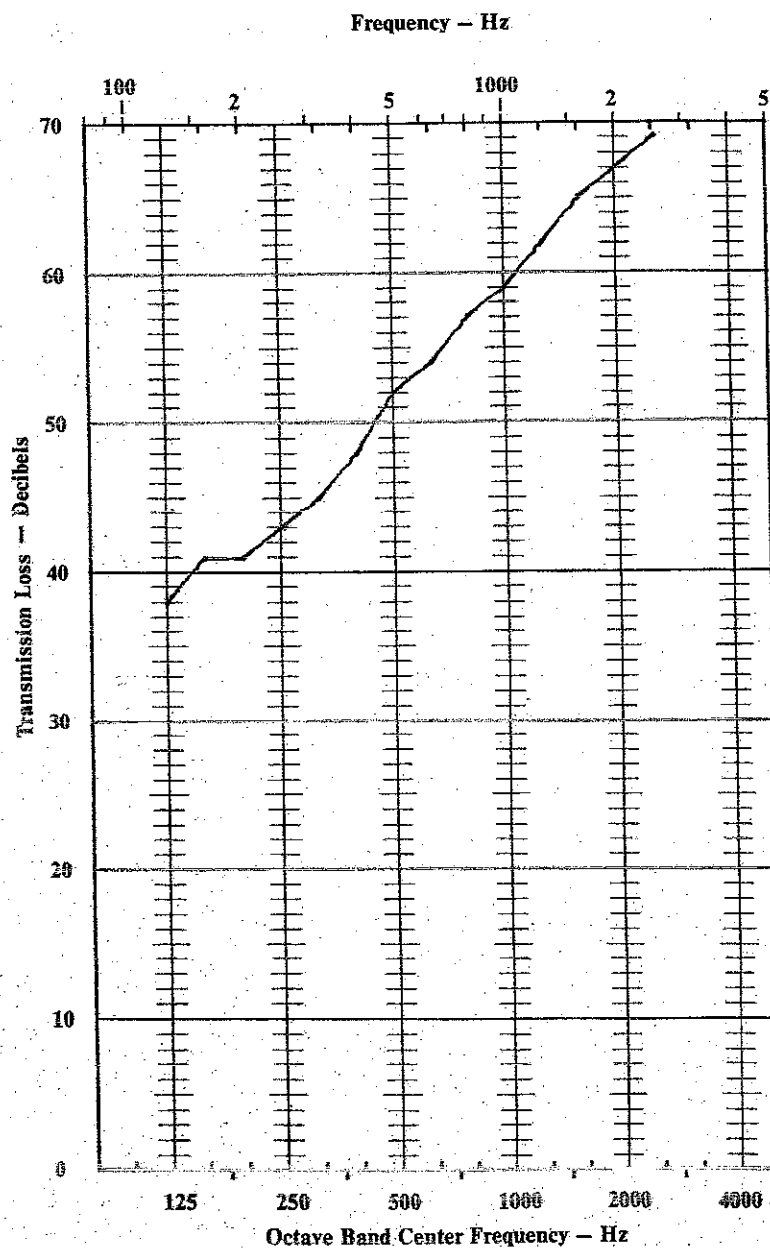
ATTACHMENT NO. 5.12

SITE PLAN

SCALE 1" = 20'-0"

Sketch	Brief Description	D_n	Laboratory Test Number Year	STC	Section Number
			Frequencies Tested Source of Data	IIC	
	1. 6" thick concrete slab, 75 psf.	52	Riverbank Acousti- cal Labs. NA NA 16f Prestressed Concrete Inst.	55	2.3.2.1.1.1
				34	

125 HZ	38
160 HZ	41
200 HZ	41
250 HZ	43
315 HZ	45
400 HZ	48
500 HZ	52
630 HZ	54
800 HZ	57
1000 HZ	58
1250 HZ	62
1600 HZ	65
2000 HZ	67
2500 HZ	69
3150 HZ	71
4000 HZ	72



ATTACHMENT NO. 5.13

COLIA ACOUSTICAL CONSULTANTS

177 Riverside, #F
Newport Beach, CA 92663
Certified Acoustical Consultants
Phone 714 960-7511
Alt. Phone 714 960-6775
Email: RColia@socal.rr.com

L12-032

April 2, 2012

Dr. Bryan Buescher
Crossroads Animal Emergency
27636 Ynez Road, L7-187
Temecula, CA 92591

RECEIVED

APR 02 2012

Dept. of Planning
& Building

SUBJECT: Acoustical Evaluation of Crossroads Animal Emergency at 18364 Beach
Boulevard in Huntington Beach

Dear Dr. Buescher,

Your architect has sent me a diagram of the demising wall design for your project. The design is an one-inch airspace between the existing and future wall. The wall will be 3 5/8 inch metal studs with R-11/R-13 insulation. On you office side the interior drywall will be two layers 5/8 inch type X drywall on the studs.

This design will provide a minimum STC rating of 55-58. The resulting noise level on the other side will be no higher than 46.8 dB with a worst-case dog barking level of 101.8 dBA.

If you have any questions please call.

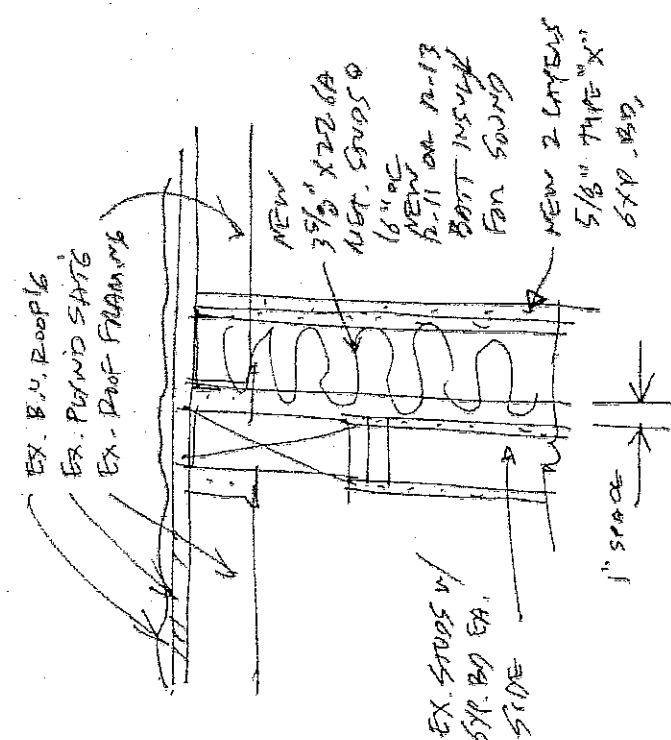
Sincerely,



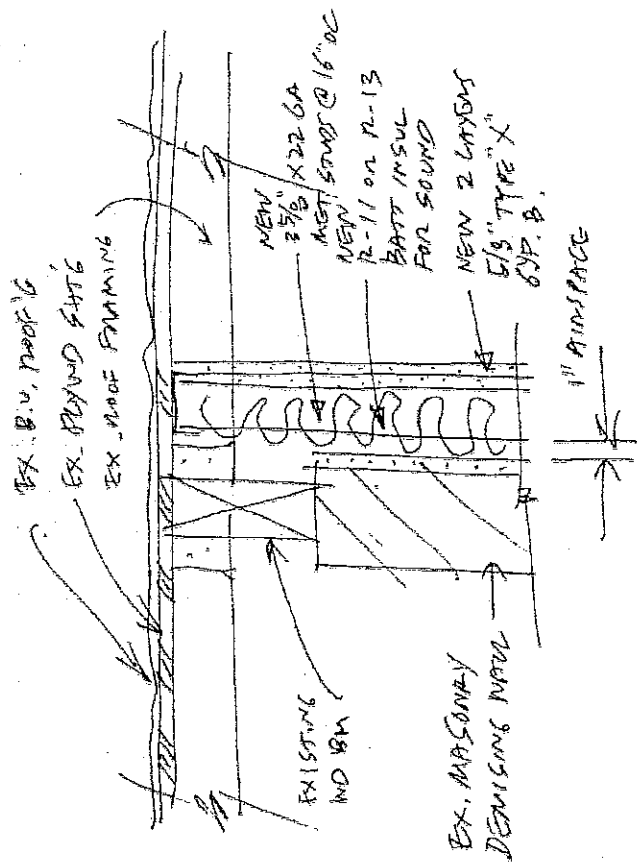
Richard Colia

Certified Acoustical Consultant

ATTACHMENT NO. 5.14



WOOD OR METAL
FRAMED DEMISING WALL
(NO SCALE)



MASONRY DEMISING WALL
(NO SCALE)

BOOTH ANIMAL EMERGENCY INC
18342 BOOTH BLVD

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Dept. of Planning
& Building